EPSOM VILLAGE WATER DISTRICT
PUBLIC MEETING MINUTES

Date: Tuesday, October 20, 2026
Time: 5:30 p.m.
Location: 35 Water Street, Epsom Village Water District (EVWD) Property
Commissioners Present:
Donna Dudley
Joel Swift
David Cushing
District Officers Present:
Allison Gardner, Clerk
Vanessa Poulin, Treasurer
Also Present:
April Ross
Susan Lombard
Peter Pitsas (of Underwood Engineering)

CALL TO ORDER
The meeting was called to order at 5:30 p.m. by Donna Dudley.

ENGINEERING PROJECT UPDATE
Peter Pitsas of Underwood Engineering provided newly appointed board members with an overview of the District's PFAS remediation project. He discussed asset management, capital planning, funding, treatment design, and the anticipated project schedule.

Funding and Cost Considerations
The District has received a $6.15 million loan for the PFAS remediation project. Peter noted that final project costs may vary with fuel prices, material costs, and material selections. Commissioners were referred to the funding summary on page 3 of the agenda provided by Underwood Engineering.

PFAS Testing and Treatment Scope
PFAS was detected in both District wells in 2019. Well No. 2 does not meet the State standard for PFOA, while Well No. 1 is near the applicable limit. Treasurer Vanessa Poulin asked whether testing is performed at both wells or elsewhere. Peter stated that testing is performed at each well source. Commissioner David Cushing asked whether Well No. 1 affects Well No. 2. Peter confirmed that the wells do not affect one another and noted that PFAS results are reported in parts per trillion.

Treasurer Vanessa Poulin asked whether PFAS adheres to distribution pipes as water travels through the District. Peter stated that he was not aware of PFAS adhering to pipes and noted that water systems are typically flushed. He also confirmed that the cause of the District's PFAS contamination has not been determined.

Proposed Treatment Facility
The proposed facility at 35 Water Street is intended primarily to treat Well No. 2, but the project has been amended to allow possible future treatment of water from Well No. 1. The design may include larger treatment vessels and a future connection to accommodate additional treatment needs. The required size of the chemical room remains under review.

Site and Building Design
Underwood Engineering distributed preliminary site plans that document the basis for the proposed design for commissioner review. The design remains dependent on guidance from the Epsom zoning agent regarding bathroom requirements, wastewater or leach-field provisions, setbacks, and related site-plan impacts.

The facility must be at least three feet above the 100-year flood elevation. Commissioner Joel Swift asked whether grading could be adjusted so the building could sit at a lower elevation. Peter indicated that a lower chemical-feed area with a higher tank-storage area may be possible, provided the flood-elevation requirement is maintained.

Three preliminary framing options were presented, including concrete masonry construction. Susan Lombard (member of the public) asked what size the concrete masonry units would be, and Peter stated that they would be 12 inches wide. Commissioners will review the options and select a preferred building type.

Treasurer Vanessa Poulin asked whether the building and filtration systems could be completed under separate contracts. Peter recommended using a contractor experienced in treatment plants to oversee the complete project.

Schedule
Underwood Engineering believes the project could potentially be advertised for bids by March 2027. Commissioners will review the site plans, basis-of-design materials, and framing options before the next engineering meeting.

PUBLIC COMMENT
Susan Lombard asked whether Underwood Engineering would oversee contractors on site and whether contractor invoices would be sent to Underwood. Peter explained that the District would enter into a separate agreement with a construction contractor and that Underwood Engineering is not the construction contractor.

April Ross asked whether the school had remediated its wastewater and whether the wastewater was taken off site. Treasurer Vanessa Poulin stated that the school has a process in place for off-site wastewater handling.

NEXT MEETINGS AND FOLLOW-UP
The Board will meet in the Epsom Central School cafeteria on November 10, 2026, to discuss financial matters and ongoing District business. The Board also intends to schedule a meeting with Peter Pitsas of Underwood Engineering for November 24, 2026; that date is to be determined. At that meeting, the Board will review the commissioners' preferred project options after considering the site plan and material options shared at this meeting.

Before the engineering follow-up, commissioners will review the agenda, site plans, basis-of-design materials, and preliminary framing options. Underwood Engineering will continue attempting to coordinate with the zoning agent regarding bathroom requirements, wastewater provisions, setbacks, and associated site-plan impacts.

APPOINTMENT OF CHAIR
Donna Dudley moved to appoint Joel Swift as Chair of the Commissioners. David Cushing, Joel Swift, and Donna Dudley voted in favor, and the motion passed unanimously.

Respectfully Submitted,

Allison Gardner

Allison Gardner, Clerk